



Town of Arlington, Massachusetts
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Historic Districts Commission Minutes 12/16/2004

Minutes
December 16, 2004

AHDC Commissioners Present: S. Makowka, J. Worden, M. Hope Berkowitz, A. Alberg, M. Potter, M. Logan

AHDC Commissioners L. Kuhn, Y. Logan, B. Cohen, M. Penzenik
 Not Present:

Guests Present: Jessica & Owen Callaghan, Diana Burcell, Ann McCoubrey,

Meeting called to order at 8:13pm.

Approval of November 18 minutes – S. Makowka gave 3 changes– moved by J. Worden, seconded by A. Alberg, all approved with changes.

1. Communications

- a. Application for Certificate of Appropriateness re: 199 Pleasant Street (McCoubrey) for garage door replacement. Miss McCoubrey also came in prior to the hearing with additional information and S. Makowka provided her with information about more appropriate door styles.
- b. Application for Certificate of Non-Applicability re: 29 Russell Street (Carroll Roofers for Kathleen Stocker) for vinyl siding and wood gutter repair and replacement. Repairing like with like materials. S. Makowka gave Certificate of Non-Applicability.
- c. E-mail from Jessica & Owen Callaghan re: 4 Westmoreland Avenue concerning potential renovations.
- d. Copy of Letter received from Town Counsel to J.K. Construction, LLC. Re: 187 Lowell Street Development. S. Makowka reported that there was likely to be a Board of Survey hearing related to this property in January but no date had been set yet.
- e. J. Worden circulated wetlands case decision that may be useful on HDC issues.
- f. Copy of Letter sent to 199 Pleasant Street (McCoubrey) from AHDC
- g. Augusta Sparks (22 Montague) came to M. Potter about replacement of front and rear steel doors with wood doors. S. Makowka added that he received a formal application for a certificate of appropriateness with no documentation. M. Potter will talk with Ms. Sparks.

2. New Business

- a. **Informal hearing re: 4 Westmoreland (Callaghan).** S. Makowka provided applicant with copies of old photo from AHDC records. Jessica & Owen Callaghan presented ideas along with Diana Burcell (architect). Built 1890, rental property previously, Callaghans purchased a year ago. Initial desire was to make repairs, make space more efficient and restore back to historical appearance as much as possible. Looking for advice on windows, gutters, etc. Pictures of existing house presented. House is located at corner of Westmoreland and Lowell Street. Looking to demolish existing back two-storey addition and replace with a new two-storey addition. General discussion of hipped roof on back and smaller hipped roof over steps going out into back, corner board detail on existing house, and shingles at upper level. Discussion of railings on front porch: currently 36 inches tall, but spacing very wide, more appropriate to have narrower spacing per photo. Planning to add simple capitol at top and simple base at bottom of posts. The new roof of addition will be continuous with existing roof. Questions about: hipped roof vs. gabled roof, lack of windows in bedroom end wall (may change in final plans) and slope of roof (existing addition roof shallow – new will match original house). On ground floor, 2 sliding glass doors, want to replace them with windows. All

(replacement) windows on house being replaced, in dire need. Looking for new wood windows, 2 over 2, SDLs with 7/8 profiles to look as authentic as possible. Sills and trim need to be redone. Front door to be replaced with another paneled door with storm door on front. Below porch, will try to unify area by putting in vertical trellis to cover openings and replacing door with appropriate period door. Porch floor needs to be rebuilt using fir (painted) or mahogany (oiled), same for steps. The roof also needs to be replaced. Proposing to use 30 year architectural shingle asphalt roof. Skylight, one at moment on east side, might have to put additional one in back also for finished attic and bathroom. There are very few gutters on the house at moment, leading to a lot of water damage. Planning to put in downspouts and gutters. Applicant is looking at options to wood gutters, and after discussion of Commission criteria, indicated a willingness to work with Commission to come up with solution on gutters.

The Commission clarified that it has no jurisdiction over paint colors. S. Makowka raised a concern about the treatment of the proposed new roof and suggested they shift gable back so it would be more centered on end and provide a visual break from the rest of the house. Especially with hipped roof detail, continuous roof joins two dissimilar roof types together. He would be interested in seeing drawings of different elevation options. Hipped roof on end doesn't feel right to him. Some other Commissioners indicated less of a concern with the hipped roof. Applicant was complimented on providing well thought out plans. S. Makowka asked about 2nd floor bathroom addition. What is appropriate roof? Gabled, shed roof, what? Applicants will come back at later date with various options.

3. Other Business

- a. Fiscal Year 2006 Budget. S. Makowka reported that he has sent his budget request to Town Hall.
- b. Missing Members – Central, Mt Gilboa, Broadway Districts
- c. Annual Organizational meeting to elect officers for the coming year. Motion to nominate present slate of officers made by J. Worden, seconded by A. Alberg, all voted in favor. Chairman S. Makowka, Vice Chairman, M. Logan, Secretary J. Worden. Executive Secretary C. Greeley to remain.
- d. Annual Report for 2004. One change by S. Makowka, moved by J. Worden, seconded by S. Makowka, all voted in favor with changes. Ms. Greeley will send in to Town Manager's office.
- e. Calendar for 2005 Meetings. Approved calendar by all. Dates for 2005 regular meetings will be: 1/27; 2/24, 3/17, 4/28, 5/26, 6/23, 7/28, 8/25, 9/22, 10/27, 11/17 and 12/15/05.

4. Old Business

- a. Review of Addition to Pleasant Street Historic District
- b. January 6, 2004 Special Meeting re: Enlargement of Pleasant Street Historic District with Academy and Maple Streets. John Worden working with Jane Becker on map from Town Engineer.

5. Review of Projects:

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
 4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
6. 7 Jason Street (Smith Museum 02-10J) – Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 – Cohen-COA
8. 207 Pleasant Street (Konig 03-1P) 12/04 – M. Logan-COA
9. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
10. **24 Westmoreland (Roger/Levelle 03-2M) 3/04 – Alberg-COA - Completed**
11. **11 Wellington (Herold 03-7P) 4/04 – Alberg – COA - Completed**
12. **11 Wellington (Herold 03-5P) 4/04 – Alberg - COA - Completed**
13. **11 Wellington (Herold 03-9P) 5/04 – Alberg – COA - Completed**
14. 239 Pleasant Street (work w/o permit)
15. 105 Pleasant Street (work w/o permit) - Penzenik
16. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
17. 14 Jason Street (window change w/o permit) - Makowka
18. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
19. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
20. 22 Montague (Sparks, 04-8 G) – Cohen-COA
21. **393-395 Mass. Ave. (Barkan, 04-4B) – Cohen- COA - Completed**
22. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
23. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
24. 75 Westminster Ave. (Dressler, 04-7G) – Makowka (changed from Kuhn)-COA
25. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik-CONA
26. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
27. **24 Jason Street (Smith & Toner, 04-11J) - Makowka -CONA- Completed**
28. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
29. **33 Russell Street (Littlewood, 04-13R) – Makowka -COA- Completed**
30. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
31. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
32. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
33. 15 Russell Street (Lagow, 04-17R) – Penzenik (ch-anged from Kuhn)-COA
34. 88 Westminster (Leverone, 04-18M) – Makowka-CONA
35. 239 Pleasant (Galal, 04-19P) – Kuhn-COA
36. 159 Pleasant (Krepelka, 04-20P) – Cohen-COA
37. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA

38. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
39. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
40. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
41. 10 Montague Street (Jirak, 04-25M) – Makowka-CONA
42. 82 Westminster (Ivers, 04-26M) – Penzenik-CONA
43. 135 Pleasant (Plumley, 04-27P) – Makowka-CONA
44. 184 Pleasant (Faigel, 04-28P) – Makowka-CONA
45. 82 Westminster (Ivers, 04-29M) – Penzenik-CONA
46. 203 Lowell (Salocks & Stafford, 04-30M) – Makowka-CONA
47. 37-39 Jason (Lees, 04-31J) – Makowka-CONA
48. 170 Pleasant (Gillis & Kelly, 04-32P) – Makowka-CONA
49. 152 Pleasant (Wells, 04-33P) – Makowka-CONA
50. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
51. 27 Jason (Worden, 04-35J) – Makowka-COA
52. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
53. 37-39 Jason (Lees, 04-37J) – Makowka-CONA
54. 152 Pleasant (Wells, 04-38P) – Alberg-COA
55. 29 Russell (Stocker, 04-39R) – Makowka-CONA

6. Other Business

Motion to adjourn made at 9:30pm by A. Alberg, seconded by S. Makowka. Approved unanimously.

Respectfully Submitted,

Carol Greeley
Executive Secretary

Cc: AHDC Commissioners
Arlington Historical Commission, Ms. JoAnn Robinson, Mr. Richard Duffy, co-chairs
Building Inspector, Mr. Michael Byrne
Building Department, Mr. Rick Vallarelli
Planning Dept. and Redevelopment Board, Mr. Kevin O'Brien
Massachusetts Historical Commission
Town Clerk
Robbins Library
Town Webmaster, J. Miksis